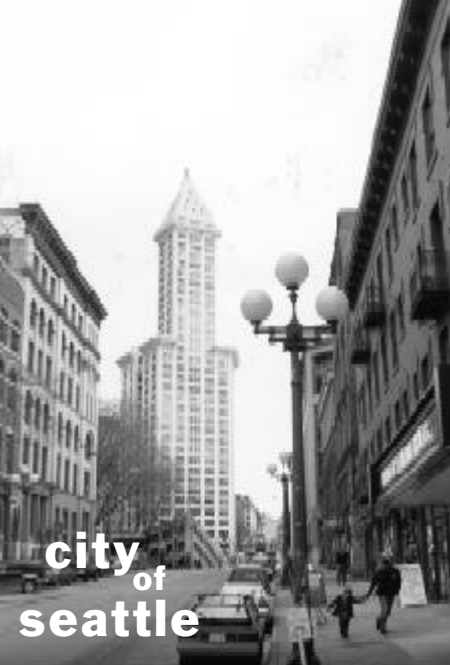


# dcluINFO

The Latest News from the Seattle Department of Design, Construction & Land Use



city  
of  
seattle

department  
of design



construction



& land use

## Space Needle View Protection Reports Published

As development activity in the Seattle area has reached record levels, citizens have raised a number of issues regarding the effect new development is having on views. While Seattle's topography and unique natural setting provide opportunities for many impressive views of water, mountains, and the city, they also set the stage for extensive debate over the content and value of each view. City planners are facing the challenge of determining how the value individuals place on views equates to public protection of the view.

Acknowledging that views represent one of the values that make Seattle livable, staff from DCLU and the Strategic Planning Office (SPO) have finished a study of Space Needle views from public vantage points. The Space Needle was chosen for the initial review because it is one of the city's most recognized landmarks and is enjoyed by so many throughout the city—both as a wayfinder, as a reminder of Seattle's past and commitment to the future, and as a feature that figures prominently during some of the city's varied celebrations.

The findings have been published in two volumes. The first—"Seattle View Protection Policies: Space Needle Executive Report and Recommendations"—establishes the analysis and policy framework for addressing numerous issues

See **view protection** on page 11

## New City and State Energy Codes Take Effect Soon

Two Energy Code-related ordinances are being developed by DCLU for consideration by the Seattle City Council's Energy and Environment Committee:

1. An ordinance to adopt what is being called the 2000 Seattle Energy Code, which includes the 2000 Washington State Energy Code plus a carryover of the 1997 Seattle Energy Code amendments. A summary of the changes in the 2000 Washington State Energy Code has been posted on DCLU's Seattle Energy Code website since January 2001.
2. An ordinance to adopt what is being called the 2001 Seattle Energy Code, which includes the 2000 Washington State Energy Code plus significant Seattle Energy Code amendments in response to City Council Resolution 30280.

See **energy code** on page 13

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# in the works

An inside look at proposed regulatory changes

## City Identifies Barriers, Supports Strategies to Encourage More ADUs

The Council's Housing, Human Services, Education and Civil Rights Committee recently reviewed a number of strategies proposed to encourage more people to build Accessory Dwelling Units (ADUs) in Seattle. ADUs, otherwise known as "mother-in-law apartments," are second units added to or provided within single family structures.

Public outreach efforts, comprised of mailed surveys and focus group events, have identified barriers that may discourage people from building ADUs in Seattle. To address these limitations, the City supports the strategies detailed after each barrier as listed below:

workshops in the community.

3. Coordinate occasional marketing and public outreach activities, such as writing articles and coordinating public service announcements.

### Complex Permit Process

1. Support DCLU's efforts to establish a satellite permit center to provide a variety of DCLU services, including ADU applications;

also consider one-stop information centers for ADUs at key locations.

2. Consider permit fee subsidies for ADU applicants, subject to funding availability through the General Fund.

3. Increase public assistance for ADU applicants through public outreach materials and services offered at the DCLU Public Resources Center and

See **adus** on page 15



Approximately 1,200 new and existing ADUs have been permitted by DCLU since 1994.

## Hearing on West Seattle Junction Design Guidelines

A public hearing on the West Seattle Junction Design Guidelines is scheduled for 9:30 a.m. on May 15, in City Council Chambers, 11th floor, Municipal Building.

Following the hearing, the Council Landlord/Tenant and Land Use Committee will be briefed by DCLU staff on the proposed design guidelines and the public will have the opportunity to comment on the content and application of the design guidelines. The committee may then decide to vote in favor of the guidelines.

If approved, the guidelines would be brought before a full council vote to be adopted by ordinance at a subsequent council meeting.

To receive a copy of the proposal and the neighborhood design guidelines mentioned above, please call (206) 684-8880 and leave your name and address. Copies will be mailed out when the proposal has been finalized.

If you have questions regarding the guidelines, or neighborhood design review in general, please contact one of the following:

**Patrick Doherty, DCLU, [patrick.doherty@ci.seattle.wa.us](mailto:patrick.doherty@ci.seattle.wa.us), (206) 333-3852**

**Michael Kimelberg, DCLU, [mike.kimelberg@ci.seattle.wa.us](mailto:mike.kimelberg@ci.seattle.wa.us), (206) 684-4625**

**John Skelton, DCLU, [john.skelton@ci.seattle.wa.us](mailto:john.skelton@ci.seattle.wa.us), (206) 233-3883**

### Lack of Information on How to Build an ADU

1. Participate with other agencies to develop a regional marketing and public outreach program.

2. Promote ADUs in the community; the Office of Housing (OH) will work with DCLU staff to host "how to"

## Proposed Height Measurement Technique Changes Would Affect Calculations

DCLU is proposing two changes to the way in which height is measured in the Land Use Code. The changes, accompanied by a Director's Report analyzing the proposals, will be available for public review this month. Proposed legislation for City Council action will be published in June.

The changes would not affect structure height limits, but only how to calculate height. The two recommended proposals are:

- Require use of the Shoreline height measurement technique for an entire structure if the structure is located partly inside and partly outside of the 200-foot-wide Shoreline District. Under current practice, the shoreline measurement method applies only to the portion of a structure that is inside the Shoreline District. The change would effectively reduce structure height on the landward side of lots that slope downhill to the shoreline, and simplify the Code by elimi-

nating the use of two measurement techniques for a single structure. This change will not impose Shoreline District height limits to portions of structures outside of the Shoreline District.

- Clarify the current height measurement technique for most zones to eliminate the reference to a parallel plane, and measure height from existing grade at every point along each exterior wall of a structure, with the proviso that, where finished grade is lower, the exterior wall of the structure at those points may not extend above the height limit of the zone as measured from finished grade. Fully enclosed interior courts would be disregarded. This technique would have minimal effect on a structure's appearance, and simplifies the Code by replacing complex language with a similar but more understandable concept.

- Measurement from existing grade would take into account minor adjustments to the surface of a site in preparation for construction. A special exception process to allow adjustments to existing grade beyond those considered minor would be added to eliminate measurement problems caused by anomalous depressions within a site. The special exception would require public notice and opportunity to appeal, and would involve analysis of specific criteria.

Questions or comments on the proposed amendments to height measurement should be directed to:

**Bill Mills, DCLU**  
william.mills@ci.seattle.wa.us  
(206) 684-8738

**DCLU**  
700 - 5th Avenue, Suite 2000  
Seattle, WA 98104-5070  
ATTN: Bill Mills

## Street Vacation Policy and Skybridge Restriction Hearing Rescheduled

The City Council Transportation Committee rescheduled the public hearing on proposed amendments to the Street Vacation Policies and the Skybridge Permits Code for May 1, 2001, so hearing results were not available at press time.

The amendments under consideration would restrict skybridges and street vacations that may negatively affect public views from downtown streets designated as view corridors.

The legislation also proposes to amend the Downtown View Corridor Map to include Pine Street from Interstate 5 to Pike Place Market as a view corridor.

Copies of the legislative package are available at the DCLU Public Resource Center, located on the 20th Floor of Key Tower, 700 Fifth Avenue, in downtown Seattle. The Public Resource Center is open 8:00 a.m. to 5:00 p.m. Monday, Wednesday, Thursday, and Friday,

and 10:00 a.m. to 5:00 p.m. on Tuesday.

To learn the results of the hearing or find out more about the legislation, please contact either of the following:

**Kenneth S. Davis, DCLU**  
ken.davis@ci.seattle.wa.us  
(206) 233-3884

**Eric Parsons**  
Councilmember Richard McIver's office  
eric.parsons@ci.seattle.wa.us  
(206) 684-8800

## Permanent Light Rail Station Area Legislation and Rezones Proposed

Since 1998 City staff have worked on station area planning with neighborhoods around proposed light rail station locations. Their objective has been to help implement neighborhood plans and to achieve the City's goals for transit oriented development in a way that will "fit" into the community.

Many of the land use regulation and zoning changes come directly from neighborhood plan recommendations, or translate broad

visions and ideas from neighborhood plans. When taken together, the elements of the Station Area Overlay District (SAOD) and rezones are intended to discourage auto-oriented development and increase opportunities for housing development near transit corridors where light rail stations are proposed.

The proposed legislation would: establish a SAOD in Chapter 23.61 of the Land Use Code, apply the

SAOD, identify principal pedestrian streets and rezone certain properties near future light rail stations.

The legislation is proposed to apply to the following areas: South Henderson Street; South Othello Street; South Edmunds Street; South McClellan Street; First Hill; Capitol Hill (only the proposed application of the SAOD is proposed for Capitol Hill); Beacon Hill; and Northeast 45th Street.

Copies of the Executive Report, rezone analyses and ordinances are available on DCLU's website at [www.cityofseattle.net/dclu](http://www.cityofseattle.net/dclu) in the "News" section. Electronic copies may be requested by contacting [mike.podowski@ci.seattle.wa.us](mailto:mike.podowski@ci.seattle.wa.us), (206) 386-1988.

Paper copies may be picked up at the following locations:

- DCLU Public Resource Center, located on the 20th Floor Key Tower at 700 Fifth Avenue. Hours: 8 am - 5 pm on Monday, Wednesday, Thursday and Friday; 10 am - 5 pm on Tuesdays.
- Strategic Planning Office, Third Floor Municipal Building, 610-4th Avenue. Hours: 8 am - 5 pm, Monday through Friday.

DCLU issued a Determination of Non-significance (no environmental impact statement required) on April 19, 2001 with an appeal period that runs through May 10, 2001.

If you have any questions about the proposed legislation, please contact either of the following:

**Mike Podowski, SPO**  
[mike.podowski@ci.seattle.wa.us](mailto:mike.podowski@ci.seattle.wa.us)  
(206) 386-1988

**John Shaw, DCLU**  
[john.shaw@ci.seattle.wa.us](mailto:john.shaw@ci.seattle.wa.us)  
(206) 684-5837

## Changes to Street Use Permitting Process Underway

Seattle Transportation Department (SeaTran) has begun an effort designed to improve the Private Contracts permitting processes, which involves improvements and changes within the public right-of-way.

The enhancements being made are designed to make the process more responsible to stakeholder needs, more effective and efficient, and to improve the interface with partner departments (DCLU and Seattle Public Utilities). The work will involve the analysis and redesign of the processes for permit application, plan review, and inspection of the street improvements and utility construction work done by developers and private utilities.

Many private contracts (street use) permits are initiated through DCLU's Land Use Code. Drainage, water, and wastewater issues are reviewed by SPU, so the involvement of these two departments is critical to the success of the improvement effort.

The Private Contracts team that is performing the analysis and redesign includes Don Nelson, Joe Taskey, Steve Mah, their new manager Rich Richmire, and other staff members that assist on an "as needed" basis. Treefarm Center Consultants is facilitating the team's work, and the project has strong support by SeaTran's directors as well as an Executive level Steering Committee consisting of representatives from across City departments.

The work began in March and should be completed in August or September. Focus groups will be held in May with a number of stakeholders, including developers, design engineers, contractors, and other governmental agencies.

For more information on this project, please contact:

**Rich Richmire, SeaTran**  
[rich.richmire@ci.seattle.wa.us](mailto:rich.richmire@ci.seattle.wa.us)  
(206) 684.0391

## A Special Message to DCLU Customers Regarding Parking Validation

We are pleased to be able to offer DCLU customers conducting business in our new Key Tower offices up to two hours of validated parking per visit at the City meter rate of \$1.00 per hour.

This service is available in Key Tower Garage on a space available basis, as spaces are limited. The garage entrance is located on 6th Avenue between Columbia and Cherry Streets. Some overflow parking is available one block south on 6th Avenue in the SeaPark Garage, which has entrances on both 6th Avenue and James Street.

Customers staying longer than two hours will be charged at the posted hourly rate for the additional time parked.

To receive validation, bring your parking ticket to reception staff on any DCLU floor and they will place a validation sticker on the ticket.

Before you pick up this

City of Seattle reviewers and inspectors are coming to your neighborhood, offering free, one-on-one consultations on your remodeling and home improvement projects. Get answers to your questions on electrical work, land use, building, plumbing, drainage, and permits at our upcoming...

### Home Improvement Workshops

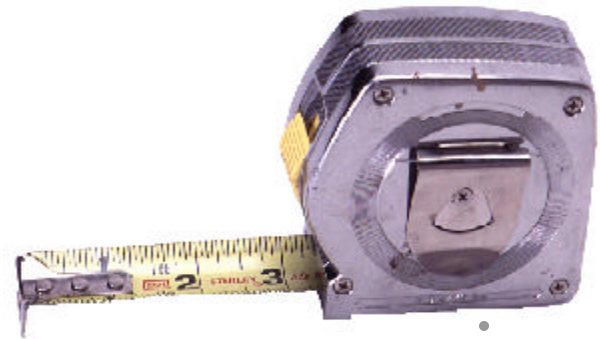
#### May 19th

SAFECO's Jackson Street Center  
306-23rd Avenue South, Suite 200  
(located at 23rd & Jackson)

#### June 16th

Magnolia Community Center  
2550-34th Avenue West

All workshops are free, open to the public, and held on Saturdays from 10am - Noon. No registration is necessary. For more information, please contact DCLU Community Relations at (206) 684-8443.



let's talk.

## Major Institutions Annual Status Reports Available for Review

The Seattle Land Use Code requires all major institutions with approved Master Plans to submit an annual report to DCLU containing the following information:

1. The status of projects that were initiated or under construction during the previous year;
2. Progress made in achieving the goals and objectives contained in the transportation management program towards the reduction of single-occupant vehicle use by institution employees, staff and/or students;
3. Progress made in meeting conditions of master plan approval; and
4. The institution's land and structure acquisition, ownership and leasing activity outside of but within 2,500 feet of the Major Institution Overlay (MIO) District boundary, while ensuring that the following policy and code objectives are being met:
  - To allow flexibility for a major institution when locating major institution uses in the surrounding area;
  - To preserve street-level, commercially zoned space in the surrounding area for a diversity of neighborhood-serving businesses; and
  - To continue to protect housing from being demolished or converted to non-housing uses in the surrounding area.

DCLU welcomes your comments and will address them in its summary report on Major Institutions for the City Council in July 2001. Please have your comments to DCLU by Friday, May 18, 2001. If you have any questions, please contact:

**Mark Troxel, DCLU**  
(206) 615-1739

Written comments may be sent via email or mail to:

**mark.troxel@ci.seattle.wa.us**

**City of Seattle, DCLU**  
**700 Fifth Avenue, Suite 2000**  
**Seattle, WA 98104-5070**  
**ATTN: Mark Troxel**

### Locating the MIMP Annual Reports for Your Area

Copies of the Major Institution Master Plan (MIMP) annual reports are provided to members of each major institution's citizen advisory committee and, when applicable, to neighborhood planning groups near the major institution. All reports are posted on DCLU's website at **[www.cityofseattle.net/dclu/news](http://www.cityofseattle.net/dclu/news)**. Review copies of the annual reports are available at the following locations:

**Downtown Central Public Library** (1000 Fourth Avenue):

- All available annual reports

**Capitol Hill Neighborhood Service Center** (501 19th Ave E) and **Henry Library** (425 Harvard Ave E):

- Group Health Cooperative of Puget Sound,
- Harborview Medical Center
- Seattle Central Community College
- Seattle University
- Swedish Medical Center
- Virginia Mason Medical Center

**Central Neighborhood Service Center** (1825 S Jackson Street, Suite 101) and **Douglass-Truth Library** (2300 E Yesler Way):

- Providence Medical Center
- Seattle University

**Fremont Neighborhood Service Center** (908 N 34th Ave) and **Fremont Library** (731 N 35th St):

- Seattle Pacific University

**Greenwood Neighborhood Service Center** (8505 Greenwood Ave N) and **Greenwood Library** (8016 Greenwood Ave. N.):

- Northwest Hospital
- North Seattle Community College

**Southwest Neighborhood Service Center** (9407 16th Ave SW), **West Seattle Neighborhood Service Center** (4750 California Ave SW), **Southwest Library** (9010 35th Ave SW) and **West Seattle Library** (2306 42nd Ave SW):

- South Seattle Community College

**University Neighborhood Service Center** (4534 University Way NE) and **University Library** (5009 Roosevelt Way NE) and **Northeast Library** (6801 35th Ave NE)

- Children's Hospital and Medical Center
- University of Washington (UW). NOTE: The UW is not subject to this MIO requirement, but must comply with terms of the City of Seattle/UW Agreement.

## Extension to Demonstration Program for Innovative Housing Design Approved

Last month, City Council voted to allow a fourth round of selections for the Demonstration Program for Innovative Housing Design to provide a more diverse selection of examples that will aid in program evaluation and any revisions to the Land Use Code development standards that could result.

The extension will allow for the potential selection of two detached accessory dwelling units, three cottage/tandem/residential small lot developments, two cottage with carriage house developments, three height departures, and three development standard departures for existing buildings. Applications are due May 18, 2001, and selections will be made by June 16, 2001.

The Demonstration Program was established in 1998 to help further diversify Seattle's housing stock and provide an alternative to living in a conventional house, condominium, or an apartment. The concept came out of the Mayor's 1998 Housing Summit.

The Demonstration Program allows for some older types of smaller-scale housing present in many Seattle neighborhoods, including cottage housing, detached accessory dwelling units, and smaller single family houses on small lots.

With recent rapid increases in housing costs and low vacancy rates, the City of Seattle has been

examining several ways to address Seattle's high demand for housing. Cottages and detached accessory dwelling units may be one piece to solve the puzzle.

For more information, or to receive an application packet with instructions, contact:

**Jory Phillips, DCLU**  
**jory.phillips@ci.seattle.wa.us**  
**(206) 386-9761**

## DCLU No Longer Issuing Land Use Certificates

On March 19, 2001, City Council passed a bill repealing the requirement that a seller of real property located within the City of Seattle obtain a Certificate of Land Use from DCLU. As of April 21, 2001, DCLU will no longer issue Certificates of Land Use and Local Assessments (per Seattle City Ordinance 120289).

However, DCLU will continue to provide property research assistance when requested. The fee for this research remains \$110.00. Research is performed by Public Resource Center staff, located on the 20th floor of Key Tower at 700 Fifth Avenue, (206) 684-8467. A research request form is available on the DCLU website at [www.cityofseattle.net/dclu/publications](http://www.cityofseattle.net/dclu/publications). Requestors should complete the top portion of the form including the complete legal description.

If you require a written analysis of your property, you may request a "Rebuild Letter" from DCLU for \$375.00. A Rebuild Letter includes a review of the permit history, former uses, and the most recent permitted use according to DCLU records.

Zoning information, including the current zoning of the property and permitted uses, are still available by calling the Public Resource Center at (206) 684-8467. Information regarding single family development and referral to other code sections may be obtained by calling a Permit Specialist at (206) 684-8850. Site-specific information is available by visiting the Applicant Services Center, located on the 20th floor of Key Tower at 700 Fifth Avenue.

Information about permits for a particular address are available by visiting the Microfilm Library, located on the 20th floor of Key Tower at 700 Fifth Avenue. Hours: M,W,Th, F: 9:00 a.m.-4:30 p.m.; Tu: 10:00 a.m.- 4:30 p.m.

For additional information, please contact:

**Sue Putnam, DCLU**  
**sue.putnam@ci.seattle.wa.us**  
**(206) 684-8275**



# tree<sup>protection</sup>

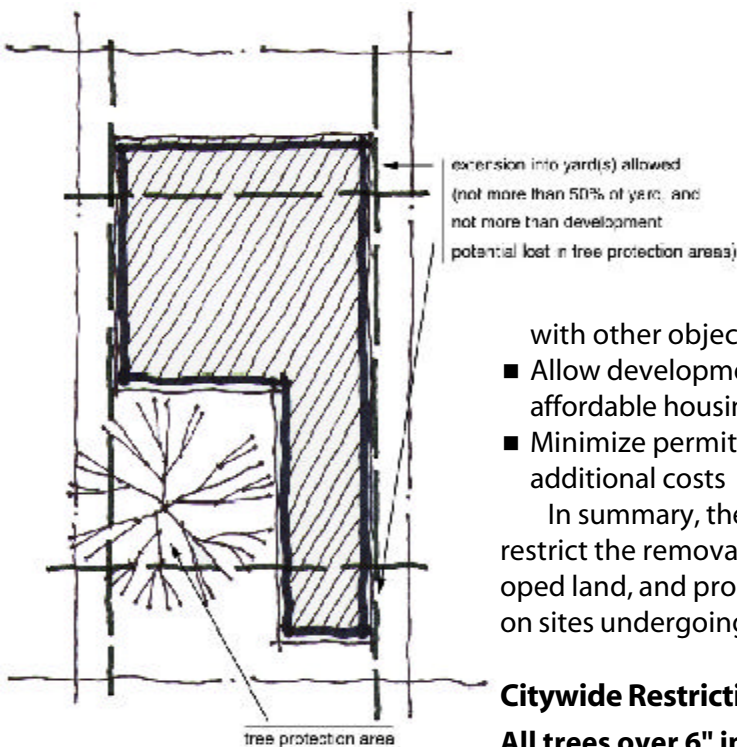
regulations under consideration

would protect trees—

both on undeveloped land and

..... during the development process

**Figure 1. Example of Tree Protection in Single Family Zone**



The City has been working to protect trees on private property, especially on sites undergoing development, for several years. DCLU's current proposal focuses on protecting trees that are important community resources because of their unique historical, ecological, or aesthetic value (referred to in this article as "heritage trees"). A proposed Director's Rule, that accompanies the proposed ordinance, delineates how heritage trees would be designated.

The goals of the proposal are to:

- Retain as many of Seattle's really significant trees and retain (and expand) as much of Seattle's urban forest on land undergoing development as is compatible

with other objectives

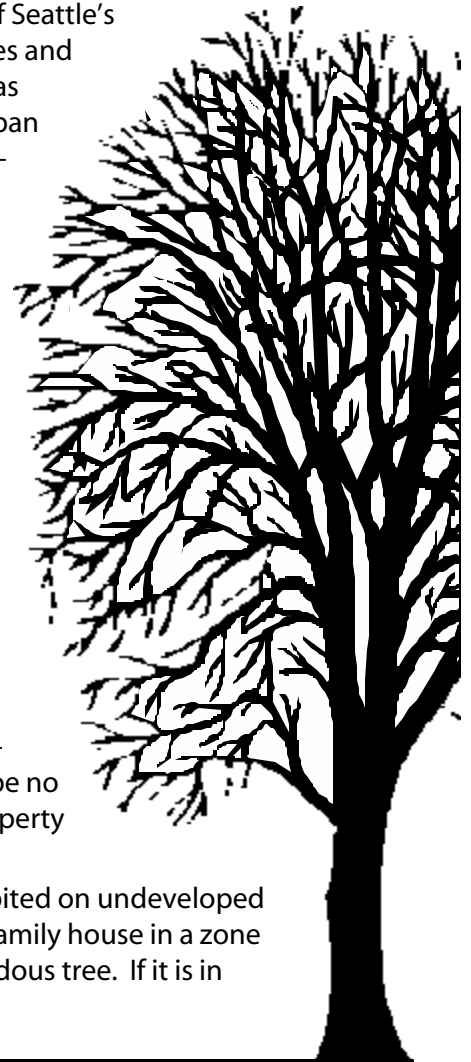
- Allow development to occur, including affordable housing
- Minimize permitting delays and additional costs

In summary, the proposal would restrict the removal of trees on undeveloped land, and promote tree protection on sites undergoing development.

## Citywide Restrictions on Tree Cutting

**All trees over 6" in diameter:** Removal would be prohibited on undeveloped land unless it is a hazardous tree or if it is in conjunction with development. There would be no restriction on removing these trees on property that is already developed.

**Heritage Trees:** Removal would be prohibited on undeveloped land or on property that contains a single family house in a zone other than single family, unless it is a hazardous tree. If it is in





conjunction with development, the tree can be removed only after an attempt is made to save the tree through modifications of the development standards of specific zones (see below).

### **Regulations for Sites Undergoing Development**

The basic approach is to establish a tree protection area within which no development should occur in order to protect the tree. By staying outside of this area a development might lose some development potential. The basic approach is allow this lost development potential to be regained by modifying some of the development standards that apply in various zones.

In Single Family zones, the lost development potential could be regained by extending into required front and/or rear yards.

In lowrise zones the lost development potential could be regained by:

- Development standard departures through design review including extensions into required setbacks.

- Increase in permitted height of five feet if needed to accommodate additional development on an additional floor. (Not available in addition to extension into required setbacks.)

See **tree protection** on page 14

## **Hearing on Tree Protection Regulations May 31**

The April 23 issue of DCLU's Land Use Information Service Bulletin (formerly known as the General Mail Release or GMR) listed an incorrect date for the public hearing on proposed tree protection legislation. The hearing is actually scheduled before the Seattle City Council Finance, Budget and Economic Development Committee on Thursday, May 31, 2001 at 5:30 p.m. in the City Council Chamber, 11th Floor of the Municipal Building, 600 Fourth Avenue.

For those who wish to testify, a sign-up sheet will be provided outside the Council Chamber one half hour before the public hearing. Questions concerning the public hearing may be directed to Edna Shim, Councilmember Jan Drago's office, by calling (206) 684-8801.

**ACCESS AND PARKING:** The 5th Avenue entrance to the Municipal Building is now closed, so please use the 4th Avenue entrance. The 5th Avenue parking lot is also closed; pay parking is available in the SeaPark Garage, located between Cherry and James Streets and 5th and 6th Avenues. Citizens attending Public Hearings receive a special rate of \$3.00, but must notify the garage cashier that they attended the hearing in order to receive this special rate.

The City Council Chamber is accessible. Print and communications access is provided on prior request. To request accommodations for a disability, please contact Councilmember Jan Drago's office at (206) 684-8801 as soon as possible.

### **Submitting Comments**

For those unable to attend the public hearing, comments will be accepted through May 31, 2001 by Councilmember Jan Drago, Chair, Finance, Budget and Economic Development Committee Committee. Written comments may be sent to:

**City of Seattle**  
**City Council Finance, Budget and Economic Development Committee**  
**11th Floor, Municipal Building**  
**600 Fourth Avenue**  
**Seattle, Washington 98104**  
**ATTN: Edna Shim**

### **Getting a Copy of the Proposed Legislation**

Copies of the proposed legislation may be obtained at the DCLU Public Resource Center, located on the 20th floor of Key Tower, 700 Fifth Ave. The Public Resource Center is open 8:00 a.m.-5:00 p.m. on Monday, Wednesday, Thursday, and Friday, and 10:00 a.m.-5:00 p.m. on Tuesday.

Questions concerning the code amendments may be directed:

**Cliff Marks, DCLU**  
**cliff.marks@ci.seattle.wa.us**  
**(206) 684-8372**

# citydesignNews

a monthly update from DCLU's  
CityDesign Office

## Staff Roster

John Rahaim, *Executive Director*  
(206) 684-0434

Lyle Bicknell, *Urban Designer*  
(206) 684-0763

Chris Collins, *Intern*  
(206) 684-7945

Jason Cooper, *Intern*  
(206) 684-7945

Layne Cubell, *Design Commission Coordinator*  
(206) 233-7911

Brad Gassman, *SDC Program Specialist*  
(206) 684-0435

Sally MacGregor, *Intern*  
(206) 615-1107

Robert Scully, *Urban Designer*  
(206) 233-3854

Cheryl Sizov, *Light Rail Review Panel Coordinator*  
(206) 233-7236

All staff are available via email at the standard  
City email address:

**firstname.lastname@ci.seattle.wa.us**

citydesign

*Shaping the civic character of Seattle's  
built and natural environment*

## Project Review Updates

In the month of April, the Seattle Design Commission reviewed design development on the Civic Center Open Space Plaza, program concepts for Key Tower Linkages and 40th Floor Conference Center, Potlatch Trail concept design, and community sponsored design ideas for Boren-Pike Pine Park.

The Commission also continued its review of alley and street vacations proposed in the latest master plan for Harborview Medical Center, based on a set of design guidelines developed with community input, and provided early input on an alley vacation to accommodate a mixed-use development on First Hill. Additionally, the Commission enjoyed a multidisciplinary briefing on South Lake Union by several City departments and had an early briefing on City Light's proposed new Interbay Substation.

May is shaping up to be just as busy, with the following projects tentatively scheduled: a followup briefing on the UW Campus Plan, an overview of ProParks project management and implementation strategy, a programmatic briefing on new designs for Metro and Sound Transit Bus Shelters, Marine View Drive Landslide Mitigation, several playfields being redeveloped by Parks and design development work on a neighborhood matching fund project (Wallingford Steps).

Tom Bykonen, a structural engineer and partner in the local firm of Perbix Bykonen, was newly appointed to the Commission on April 17, and will fill out a term that expires in October 2002. The Commission is still looking for a landscape architect.

Upcoming meetings of the Commission will be held on May 3 and 17. For agenda updates and/or to confirm meeting location, contact:

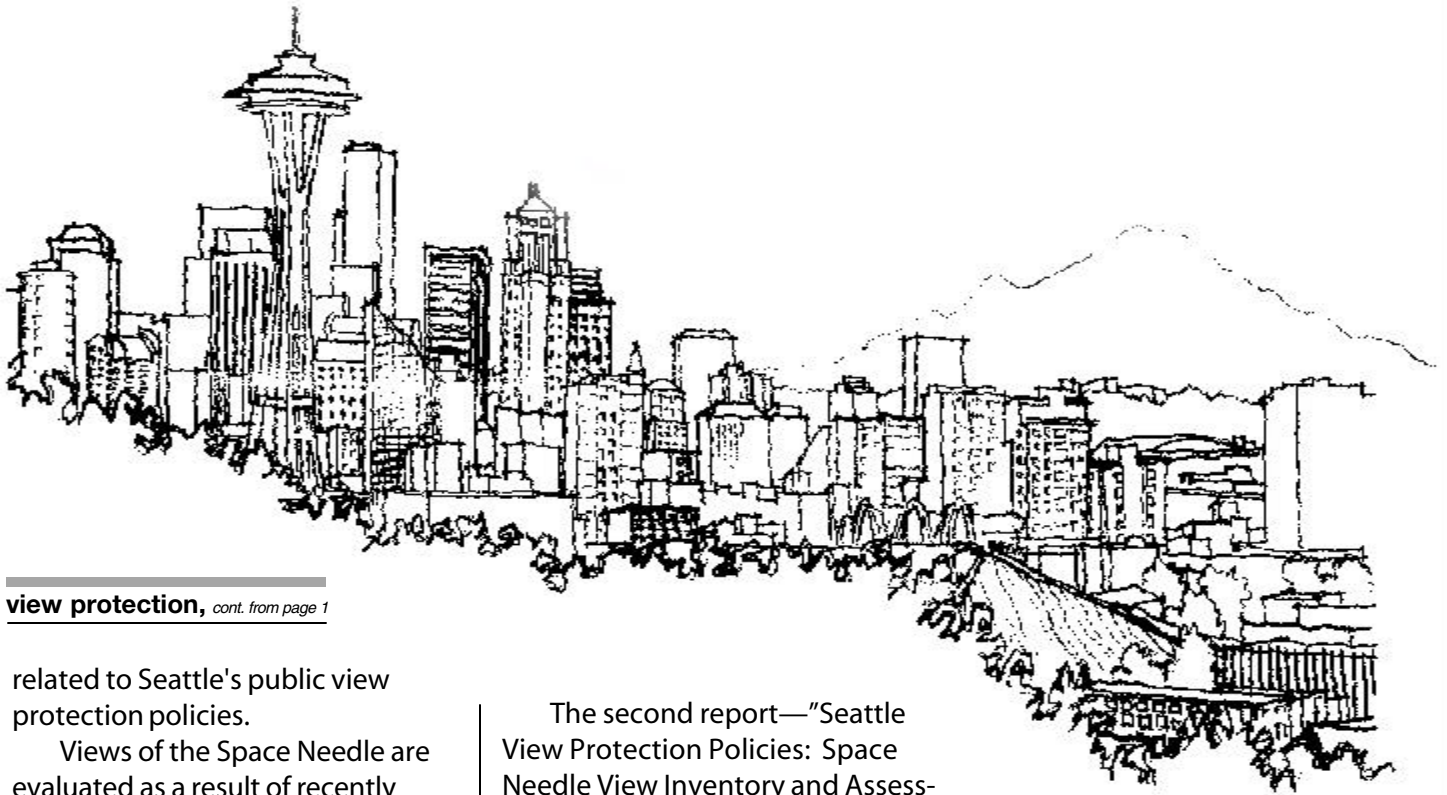
**Layne Cubell, Design Commission Coordinator, (206) 233-7911**

## Light Rail Review Panel

The Light Rail Review Panel (LRRP) met on April 4 to review the 90% design work for the Royal Brougham and Lander stations, ultimately recommending approval of both station designs. The meeting included extensive discussion of the artwork proposed for the Lander station, with concerns expressed about the scale and detailing of individual elements as well as the location of a small seating area.

The April 18 meeting was cancelled due to changes in Sound Transit's schedule for completing work for LRRP review. Upcoming meetings, scheduled for May 2 and 16, include reviewing alignment options for Northgate and Roosevelt stations and the north portal, and a comprehensive recap of the stations along the MLK Corridor in Southeast Seattle. For further information on LRRP meeting time, agenda, and location, contact:

**Cheryl Sizov, LRRP Coordinator, (206) 233-7236**



**view protection,** *cont. from page 1*

related to Seattle's public view protection policies.

Views of the Space Needle are evaluated as a result of recently emergent concerns related to current City policy with regard to view protection accorded City landmarks. The report specifically addresses the implications for preserving Space Needle views from adjacent neighborhoods and the implications and comparative values associated with preservation.

If City Council approves this policy/analytic framework and resources, funding and support are available, forthcoming installments of the view inventory and assessment will evaluate other aspects of view protection policy and regulation.

Further inventory and analysis of public viewpoints and rights of way will be conducted where views of surrounding mountains, water bodies, and the city's skyline, and other significant features of cultural or historical significance are important elements of the city's livability and attraction.

The second report—"Seattle View Protection Policies: Space Needle View Inventory and Assessment"—provides a framework for determining significant view resources for Seattle. The report aims to present clear and usable information for a fair and reasonable approach to determining protected views and selecting viewpoints.

While Seattle has a variety of public places with views of the Space Needle, the inventory and assessment involved creating not only a list of sites that offered specific degrees of view of the structure, but also places that offered some form of viewing amenities. Using this premise, the extent of the Space Needle view is as important as from where it is viewed.

The reports present some choices that must be made in order to ensure that Seattle is able to achieve managed growth goals and promote a sustainable, quality environment.

The view reports are available at DCLU's Public Resource Center, located on the 20th floor of Key Tower, 700 Fifth Avenue, in downtown Seattle. The Public Resource Center is open 8:00 a.m. to 5:00 p.m. Monday, Wednesday, Thursday, and Friday, and 10:00 a.m. to 5:00 p.m. on Tuesday.

Electronic versions of the reports are available in the "News" section of DCLU's website at **[www.cityofseattle.net/dclu/news](http://www.cityofseattle.net/dclu/news)**. Reference copies are also available at Seattle libraries and Neighborhood Service Centers.

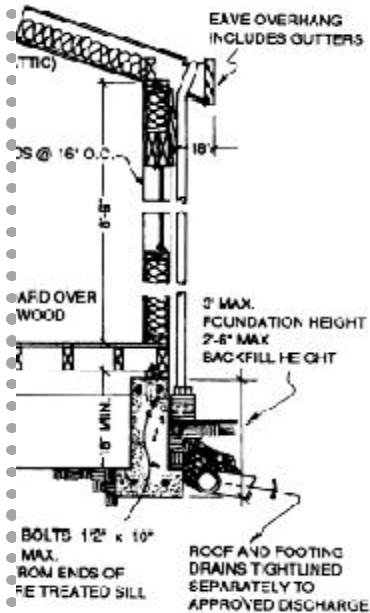
Citizen participation in the public process is encouraged. For additional information, please contact one of the following:

**John Skelton, DCLU**  
**[john.skelton@ci.seattle.wa.us](mailto:john.skelton@ci.seattle.wa.us)**  
**(206) 233-3883**

**Dennis Meier, SPO**  
**[dennis.meier@ci.seattle.wa.us](mailto:dennis.meier@ci.seattle.wa.us)**  
**(206) 684-8270**

# code updates

An inside look at the latest technical code developments



## Changes to Building and Mechanical Codes

The City Council will be considering ordinances that would adopt changes to the 1997 Seattle Building and Mechanical codes, scheduled to take effect on July 1, 2001. Most of the changes are minor corrections and amendments adopted by the State last year.

The more significant **Building Code** changes include:

- clarification of what types of repair work require a building permit;
- revisions to the provisions for cancellation of building permits;
- amending the provision for mixed use/mixed construction type buildings currently in Section 311.2.2 so that the three-hour occupancy separation may be located anywhere in the building;
- reducing the minimum ceiling height in dwelling units and LC occupancies to 7 feet;
- reclassifying adult family homes from LC (Licensed Care) Occupancy to R-3 to comply with a statute;
- adding provisions regulating adult family homes to better coordinate with DSHS regulations;
- allowing rainwater from marquees to drain away from the building.

The **Mechanical Code** changes include:

- amendments to the ventilation regulations consistent with changes to the State Ventilation and Indoor Air Quality Code;
- changes to the commercial kitchen hood sections for consistency between the Mechanical and Energy codes.

The text of the ordinances and more complete summaries will soon be available in the "News" section of DCLU's website at

**[www.cityofseattle.net/dclu/news](http://www.cityofseattle.net/dclu/news)**. Questions and comments may be directed to:

**Maureen Traxler, DCLU, [maureen.traxler@ci.seattle.wa.us](mailto:maureen.traxler@ci.seattle.wa.us), (206) 233-3892**  
**Michael Aoki-Kramer, DCLU, [michael.aoki-kramer@ci.seattle.wa.us](mailto:michael.aoki-kramer@ci.seattle.wa.us), (206) 684-7932**

## 2000 Seattle Energy Code Takes Effect July 1

The Washington State Building Code Council (WSBCC) made modifications and adopted the new State codes, including the 2000 Washington State Energy Code, in November 2000. The 2000 State codes take effect statewide on July 1, 2001. Given the current energy situation, it is especially important that the City of Seattle begin enforcement on that date.

For the 2000 Seattle Energy Code, the 1997 Seattle amendments were previously reviewed and supported by the DCLU Construction Codes Advisory Board (CCAB) at their March 19, 1998 meeting as part of the 1997 Seattle Energy Code adoption process (the 1997 Seattle Energy Code being the 1997 Washington State Energy Code with Seattle amendments). They were again reviewed and supported by CCAB at their April 19, 2000 meeting.

The 2000 ordinance is shorter because some of the 1997 Seattle amendments were incorporated into the 2000 Washington State Energy Code, and because two little-used amendments are not proposed to be readopted. In addition, the violations language has been edited to make it consistent with the other codes that DCLU enforces.

DCLU will be forwarding an ordinance to the Mayor and City Council shortly. The City Council Energy and Environment Committee is expected to review and to take action in May 2001. For a summary of the changes, visit the Seattle Energy Code website at

[www.cityofseattle/dclu/energy](http://www.cityofseattle/dclu/energy).

Printed copies of the 2000 Washington State Energy Code are scheduled to be available in May from the Washington Association of Building Officials (WABO). For more information, visit the WABO website at [www.halcyon.com/wabo](http://www.halcyon.com/wabo).

## Work on 2001 Seattle Energy Code Well Underway

Seattle City Council Resolution 30280 directs DCLU and Seattle City Light to bring forward, by July 1, a package of Energy Code amendments that would achieve a 20 percent improvement in energy efficiency for nonresidential buildings over that achieved through ASHRAE/IESNA Standard 90.1-1999.

Review meetings for this package have been taking place on a weekly basis since January. The second draft of Seattle amendments to the 2000 Washington State Energy Code (WSEC) is available for review.

DCLU has scheduled the following series of meetings to discuss these proposed amendments. The meetings will take place on Thursdays, 7:30 - 9:30 am, in the City of Seattle Board Room (room 2754), located on the 27th floor of Key

Tower, at 700 Fifth Avenue.

- April 26, 2001: Lighting (meeting in room 4070 on this date only)
- May 3, 2001: Mechanical
- May 10, 2001: Mechanical
- May 17, 2001: Building envelope
- May 24, 2001: Remaining issues
- May 31, 2001: Review public comments and make recommendations

**The deadline for receipt of written comments is May 30, 2001.**

Briefings for the DCLU Construction Codes Advisory Board (CCAB) will be held on May 17, 2001 and June 7, 2001. The goal is for CCAB to make their recommendations on the 2001 Seattle Energy Code by June 21, 2001.

DCLU would then consider these recommendations and forward an ordinance to the Mayor and City Council shortly thereafter. City Council consideration would occur this summer, with an effective date as soon as early fall.

For more information, visit the Seattle Energy Code website at [www.cityofseattle.net/dclu/energy](http://www.cityofseattle.net/dclu/energy) or contact:

**John Hogan, DCLU**  
[john.hogan@ci.seattle.wa.us](mailto:john.hogan@ci.seattle.wa.us)  
(206) 386-9145

## More Energy Code Updates Planned for Upcoming Issues of INFO

- June 2001: Details on the 2000 Seattle Energy Code that will take effect on July 1, 2001.
- July 2001: Details on the 2001 Seattle Energy Code proposals that are to be forwarded to the City Council on July 1, 2001.
- August 2001: Details on the 2001 Seattle Energy Code as adopted by the City Council, with effective dates.

**tree protection,** *cont. from page 9*

- Reduction in number of required parking spaces (maximum 10% reduction).
- In Midrise and Commercial zones a heritage tree can be removed only if avoiding development in the tree protection area could not be achieved by the usual development standard departures through design review and/or up to a 10% reduction in required parking spaces.

**Trees over Two Feet in Diameter**

In all residential and commercial zones, an applicant has the option to modify their development proposal in the same manner as provided for heritage trees.

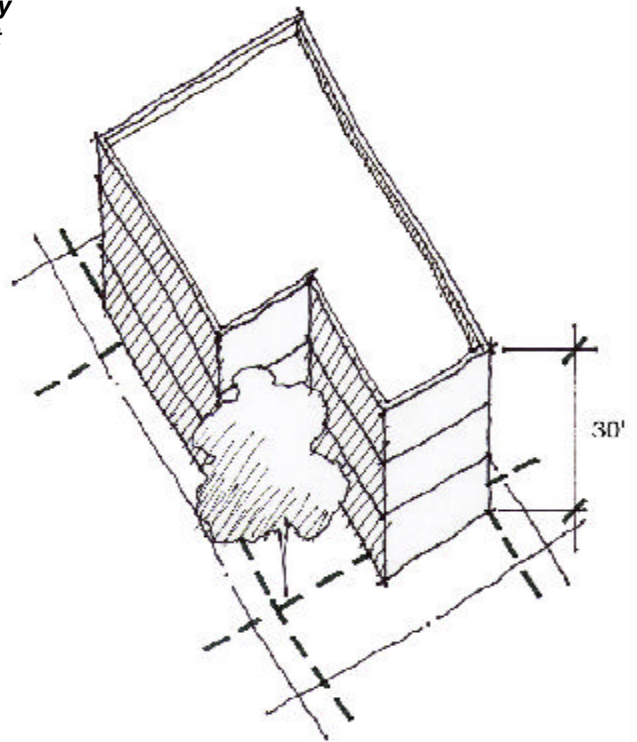
**Tree Replacement**

Replacement by one or more trees is required for each heritage tree and tree over two feet in diameter that is removed in association with development.

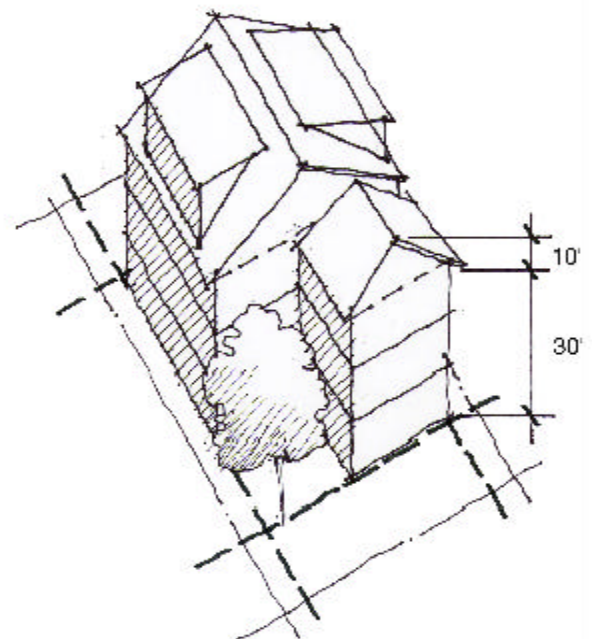
For additional information about the proposed tree protection regulations, please contact:

**Cliff Marks, DCLU**  
**cliff.marks@ci.seattle.wa.us**  
**(206) 684-8372**

**Figure 2. Recovery of development potential by encroachment into front and/or rear setbacks**



**Figure 3. Recovery of development potential through increase in height to allow fourth floor**





Applicant Services Center.

### Restrictive Development Regulations

1. Consider ways to shorten the time involved to obtain a parking waiver.
2. Continue to work with DCLU to explore ways to allow detached ADUs, upon completion of the Demonstration Program for Innovative Housing Design.

### Lack of Technical Assistance

1. Provide technical assistance to

homeowners and potential homebuyers on issues such as selecting contractors/tenants and landlord-tenant laws.

2. Consider providing one-on-one project feasibility analyses and/or specific assistance during development on an as-needed basis.

### Lack of Financial Incentives and Restrictive/Inconsistent Lending Practices

1. Encourage private lenders to consider more "ADU-friendly" lending practices, including allowing consistent consideration of

future ADU rental income in underwriting.

2. Advocate amendments to State law (RCW 84.36.400), which authorizes King County to offer a three-year property tax exemption for eligible improvements to single family dwellings to add standard ADUs to the list of eligible activities.

Questions relating to these strategies may be directed to:

**Pierre Rowen, Office of Housing**  
pierre.rowen@ci.seattle.wa.us  
(206) 684-0684

## publication updates

### new

### client assistance memos

**CAM 102, *Small Business: Getting Your Use and Building Permit from DCLU***, is designed to guide small business owners through DCLU's permit process. It provides general information on how to prepare an application; apply for a building permit; access DCLU resources and assistance; determine what fees will be charged; estimate how long the process is likely to take; track permit status; and initiate inspections. (NOTE: This new CAM replaces CAM 109, "DCLU and Small Business," which has been pulled from circulation.)

### updated

### client assistance memos

**CAM 119, *Regulations for Barrier-Free Accessibility***, has been updated to clarify the maximum cost of required accessibility improvements to the path of travel.

**Electronic** copies of CAMs are available on our website at [www.cityofseattle.net/dclu](http://www.cityofseattle.net/dclu). **Paper** copies are available from our Public Resource Center, located on the 20th floor of Key Tower, 700-5th Ave, (206) 684-8467.

### draft

### director's rules

**DR 4-2001, *Repair of Unreinforced Masonry Chimneys***, is available for comment through May, 21, 2001. For more information, please contact:

**Maureen Traxler, DCLU, [maureen.traxler@ci.seattle.wa.us](mailto:maureen.traxler@ci.seattle.wa.us), (206) 233-3892.**

**IMPORTANT:** Notice of Draft Director's Rules comment periods is provided in dclulnfo as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce and online at [www.cityofseattle.net/dclu](http://www.cityofseattle.net/dclu). Land use rules are also published in DCLU's **Land Use Information Service** bulletin (formerly known as the General Mail Release or GMR). To be added to the Land Use Information Service mailing list, please contact Betty Galarosa, [betty.galarosa@ci.seattle.wa.us](mailto:betty.galarosa@ci.seattle.wa.us), (206) 684-8322.

.....**How To Reach Us At DCLU**

700 Fifth Ave, Suite 2000, Seattle, WA 98104-5070

**Information**

General Department Information.....	206-684-8600
Applicant Services Center (formerly Permit Intake Center)....	684-8850
Hours: M,W,F: 7:30 am-5:30 pm Tu,Th: 10:30 am-5:30 pm	
CityDesign/Design Commission.....	615-1349
Compliance Service Ctr (enforcement info, not complaints).....	615-0808
Events & Classes .....	684-8443
Media Relations .....	233-3891
Microfilm Library .....	233-5180
Hours: M,W,Th,F: 9 am-4:30 pm Tu:10 am-4:30 pm	
Property Owner/Tenant Assistance.....	684-7867
Public Resource Center (formerly Master Use Permit Info) .....	684-8467
Hours: M,W,Th,F: 8 am-5 pm Tu: 10 am-5 pm	
Publications.....	684-8467
Technical Backup: Building Code.....	684-4630
Technical Backup: Energy/Mechanical Code .....	684-7846
Tenant Relocation Assistance Ordinance .....	684-7979
Zoning Information ("What's my Zoning?") .....	684-8467
Zoning Information (Single Family only).....	684-8850

**Permits**

General Applications (Applicant Services Center) .....	684-8850
Drainage & Sewer Review Desk.....	684-5362
Land Use Reviewers (post-application) .....	684-8875
Master Use Permits.....	684-8467
Plans Routing.....	684-8169
Over-the-Counter (OTC) Permits (formerly Electrical Ctr) .....	684-8464
Plumbing & Gas Piping Permits (rep from Sea/KC Health Dept)...	684-5198
Sign Permits.....	684-8419
Site Development Desk .....	233-7232

**Inspections**

Inspection Requests.....	684-8900
Inspectors .....	684-8950

**Administration**

Office of the Director .....	684-8899
Codes, Policies & Community Relations.....	684-8880
Billing .....	684-4175

**Complaint Hotline**

Construction, Housing & Land Use Complaints .....	684-7899
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.....**[www.cityofseattle.net/dclu](http://www.cityofseattle.net/dclu)**

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